

**TOWN OF ELSMERE
PLANNING COMMISSION
MEETING MINUTES
March 18, 2014
6:30 P.M.**

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

CHAIRMAN	CHARLES LINDELL	PRESENT
COMMISSIONER	ROBERT ANDERSON	PRESENT
COMMISSIONER	LEON BACKER	PRESENT
COMMISSIONER	ANDREW FAVREAU	PRESENT
COMMISSIONER	ERIN L. HURST	PRESENT
COMMISSIONER	MARIANNE SKIPSKI	PRESENT
COMMISSIONER	ROBERT SWAIN	ABSENT

APPROVAL OF MINUTES:

None

OLD BUSINESS:

None

NEW BUSINESS:

ACTION: Commissioner Backer made a motion to re-nominate Commissioner Lindell as Chairman of the Planning Commission. The motion was seconded by Commissioner Anderson.

VOTE: 6 in favor and 1 absent Motion carried

Lindell – Yes, Backer – Yes, Swain – Absent, Anderson – Yes, Skipski – Yes,
Hurst – Yes, Favreau – Yes

Edward Szczerba Jr stated that the High Roads School of Delaware is leasing space at the property next door to his property. The school has run out of space at its current location and is interested in expanding into space on his property at 2100 Rodman Rd. Mr. Szczerba presented a building plan to the Commission to show the school's proposed plan.

Commissioner Favreau asked the petitioner to explain the fence and flow of traffic. The petitioner showed the fence on the plan and stated that parking should not be an issue. Commissioner Favreau stated that his concern is children walking between the two buildings. The petitioner stated that the children use the parking lot for recess under close adult supervision.

Commissioner Skipski asked how the kids would be impacted if the school had to move. Mr. Szczerba stated that it would create a hardship for the children to have to either travel or attend a different school.

Town Manager John Giles stated that the property is located in a significant flood area and asked about an evacuation plan. Town Manager Giles also stated that there are mandatory regular parking and handicap parking requirements.

VOTE: 6 in favor and 1 absent Motion carried

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ACTION: Commissioner Skipski made a motion to recommend approval of Petition 14-03 with the conditions that the petitioner develop an emergency plan to ensure that kids are evacuated out of the area in case of flooding and the petitioner must comply with mandatory handicap and parking regulations. The motion was seconded by Commissioner Hurst.

VOTE: 5 in favor, 1 oppose and 1 absent Motion carried

Lindell – Yes, Backer – Yes, Swain – Absent, Anderson – Yes, Skipski – Yes, Hurst – Yes, Favreau – No

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: Commissioner Backer made a motion to adjourn the meeting. The motion was seconded by Commissioner Hurst.

VOTE: 6 in favor and 1 absent Motion carried

Lindell – Yes, Backer – Yes, Swain – Absent, Anderson – Yes, Skipski – Yes, Hurst – Yes, Favreau – Yes

At this time, the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the March 18, 2014 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

CHAIRMAN

LEON BACKER, SECRETARY